

MEMORANDUM

TO: Chapel Hill Historic District Commission

FROM: Britany Waddell, Planning Director
Charnika Harrell, Senior Planner
Anna Scott Myers, Planner II

SUBJECT: 310 Pittsboro Street: Certificate of Appropriateness (COA)
(9788-35-6004, HDC-26-26)

FILING DATE: July 6, 2026

DATE: August 11, 2026

COA SUMMARY

Michael Celauro, on behalf of the property owner, requests a COA to add a mechanical unit to the roof.

EXISTING CONDITIONS

The property is zoned Office Institutional-1 (OI-1) and is in the Cameron-McCauley Historic District.

BACKGROUND

July 6, 2026	The applicant submits a COA application for the work described above.
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DISCUSSION

The applicant has provided materials for the proposed mechanical unit. The Commission should discuss whether the proposed work is or is not incongruous with the special character of the Cameron-McCauley Historic District.

The applicant must obtain any necessary zoning compliance and building permits if the commission finds that the change is not incongruous with the character of the district and approves a written decision for the proposed work.

NOTE

The [*Chapel Hill Historic Districts Design Principles and Standards*](#)¹ are incorporated into the record by reference.

ATTACHMENTS

1. [Special Character Essay – Cameron-McCauley Historic District \(pages 31-35\)](#)²

¹https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf

²https://townhall.townofchapelhill.org/large_docs/historic_district/CH%20HD%20Design%20Principles%20and%20Standards.pdf

2. Application Materials